

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20140623000188380

06/23/2014 08:08:26 AM

DEEDS 1/2

Send Tax Notice To:

Micheal Riosa

Krista Riosa

1061 Eagle Valley Drive
B'ham. AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$370,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Penny Miller and Husband Joseph Miller. Penny Miller is one and the same person as Penny Diane McGowan grantee in deed recording in Instrument # 20130815000333770, whose mailing address is 348 Marsh Road West Point, GA 31803 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Riosa and Krista Riosa, whose mailing address is 1061 Eagle Valley Dr. B'ham AL 35242 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1061 Eagle Valley Drive, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

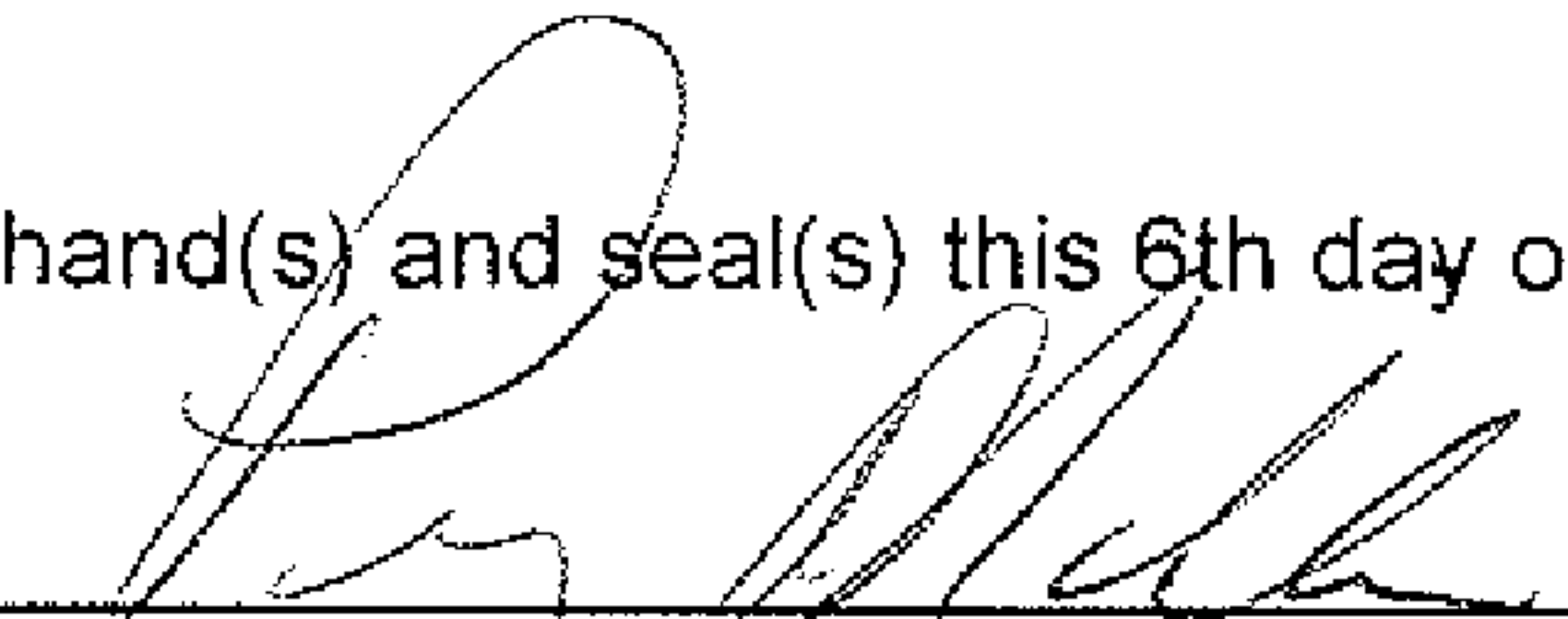
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$351,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 6th day of June, 2014.

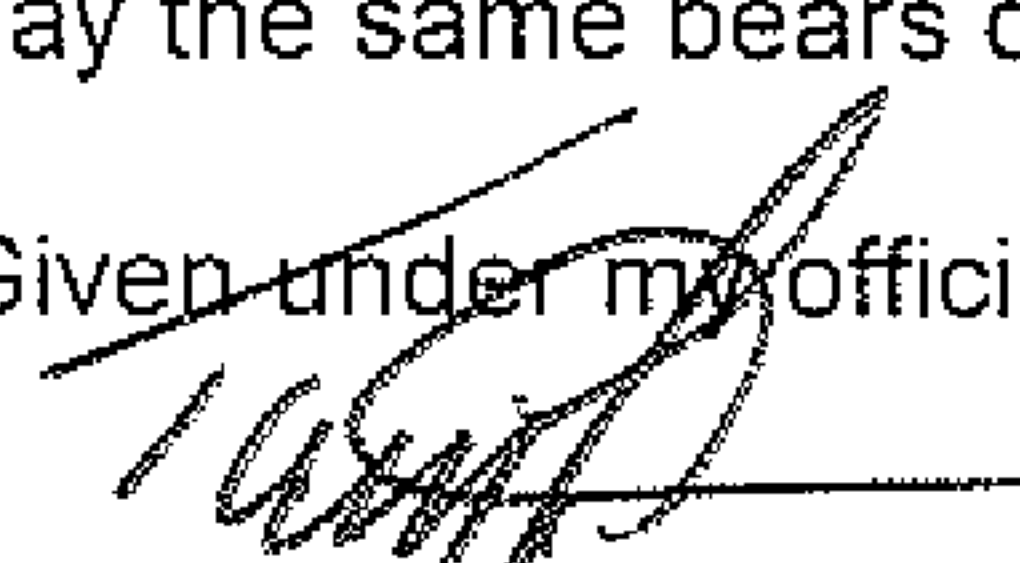

Penny Miller


Joseph Miller

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Penny Miller and Joseph Miller, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 6th day of June, 2014.


Notary Public

Commission Expires: 10/31/2016

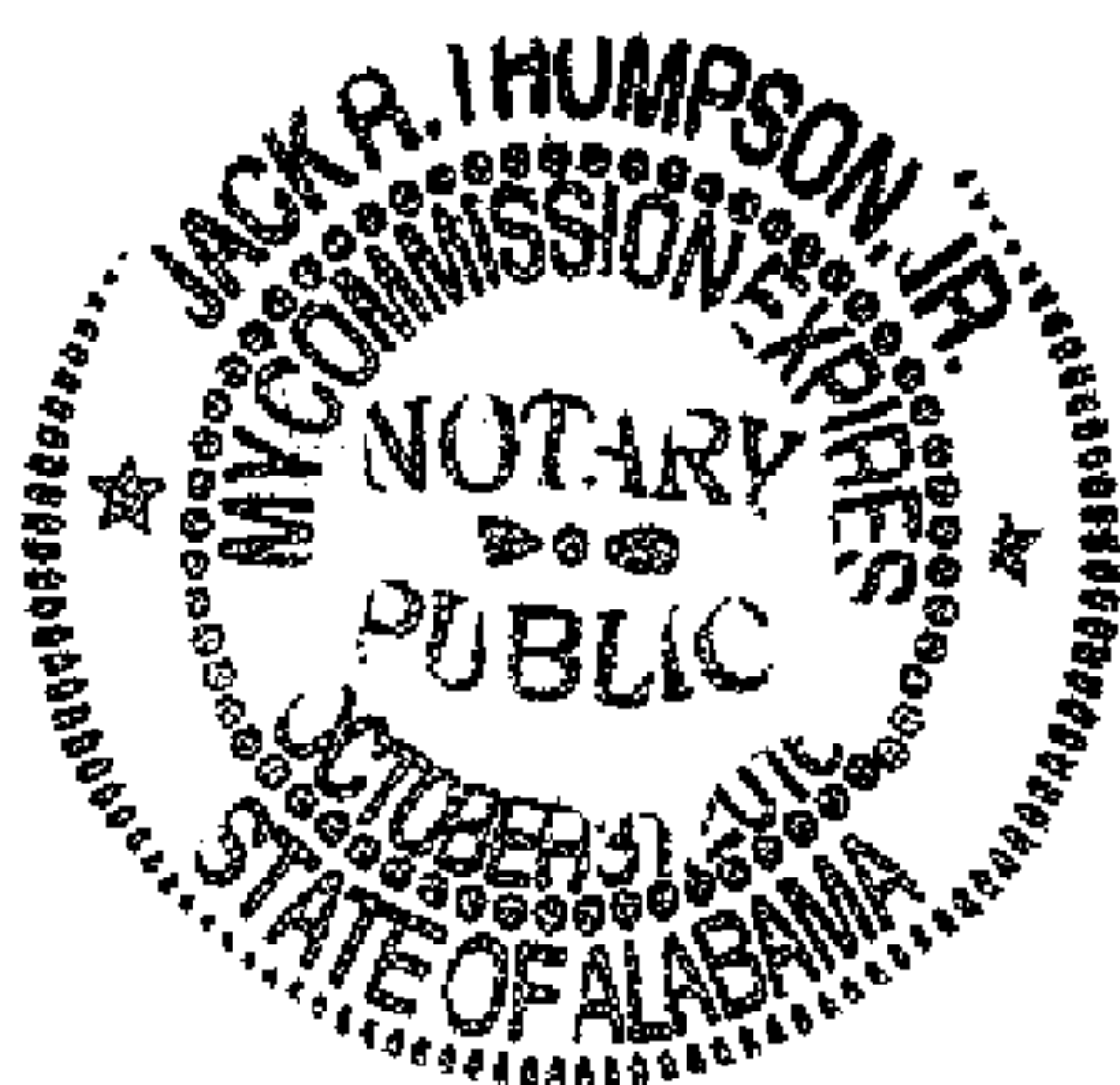


EXHIBIT "A"
Legal Description

Lot 1403, according to the survey of Eagle Point, 14th Sector, as recorded in Map Book 26, Page 34, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/23/2014 08:08:26 AM
\$35.50 CHERRY
20140623000188380

S14-1248

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the bottom right portion of the official text block.